

FINAL
ENVIRONMENTAL IMPACT REPORT
EIR-86-2

THE PROPOSED
DEMOLITION AND RECONSTRUCTION
OF THE
SAN DIEGO COUNTY COUNTRY CLUB
88 "L" STREET
CHULA VISTA, CALIF. 92011

PREPARED BY THE
ENVIRONMENTAL REVIEW SECTION
CHULA VISTA PLANNING DEPARTMENT
WITH THE ASSISTANCE OF
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September 1986

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1.0 INTRODUCTION

1.1 PURPOSE

All governmental discretionary actions defined as projects by the California Environmental Quality Act (CEQA) require environmental assessment. Those actions which could result in significant physical impacts to the environment require the preparation of environmental impact reports.

This project proposal involves the demolition and replacement of the San Diego Country Club Clubhouse at 88 "L" Street. Because of the historic/cultural significance of the clubhouse and golf course, this environmental impact report (EIR) was prepared.

This environmental impact report (EIR 86-2) has been prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act (Cal. Admin. Code Section 15000 et seq.) and the Environmental Review Procedures of the City of Chula Vista. The scope of the EIR was refined by public input solicited by the City (i.e., a Notice was distributed to residents in the project vicinity). Additionally, a Notice of Preparation (NOP) was distributed by the City to various State and County agencies for opportunity to comment.

The purpose of this EIR is to provide an accurate and concise information which delineates and explains the environmental impacts which could result from the proposed project. The EIR analyzes all issues identified as having potentially significant environmental impacts resulting from approval of the proposed project. The EIR clearly identifies significant environmental impacts (CEQA Guidelines Section 15126[a]) and provides analysis which emphasizes the study of impacts determined to be significant (CEQA Guidelines Section 15143). Mitigation measures and alternatives designed to reduce or eliminate environmental impacts are delineated (CEQA Guidelines Section 15126[c][d]). Agency and public comments regarding the Draft EIR will be included in the Final EIR with appropriate responses.

It is the policy of the City of Chula Vista that every project that it carries out or approves shall, if it is feasible to do so, avoid or mitigate any significant effect. While major consideration must be given to prevent adverse environmental impacts, it is recognized that there is an underlying obligation to balance other objectives including economic and social factors in determining whether or how a project should be approved.

1.2 SUMMARY

The project, if implemented as proposed, will result in the demolition of the San Diego Country Club clubhouse. The demolition of the clubhouse will result in a substantial and adverse environmental effect on a structure of historic and cultural significance and irreversibly eliminate an example of a prominent local architect's contribution to the region's architectural heritage.

2.0 PROJECT DESCRIPTION

The San Diego County Club is proposing to build a new 36,140 square foot clubhouse facility in place of their existing 23,000 square foot clubhouse at 88 "L" Street. The existing clubhouse was built in the early 1920's and has had additions to it which altered the appearance and internal function.

A major use permit application will be processed by the City of Chula Vista. At the City's request, the application also addresses the entire San Diego Country Club. The major use permit is required since the property is within the Montgomery community which was recently annexed to the City of Chula Vista. However, the property is zoned S-90, a County zone, which requires a major use permit for a private country club and golf course (i.e. section 2905 of the County zoning ordinance).

The site plan and elevations accompanying this application indicate the building characteristics and parking arrangement.

Since the proposed use is the same as the existing use no significant impact to surrounding properties is anticipated. In addition, the access to the club property is not proposed to be substantially changed.

3.0 ENVIRONMENTAL ANALYSIS

3.1 HISTORIC RESOURCE

3.1.1 PROJECT SETTING-EXISTING CONDITIONS:

The Clubhouse of the San Diego Country Club is located at 88 "L" Street in Chula Vista, at the northwest corner of the Club's 160 acre site, most of which was recently annexed to the City of Chula Vista.

The Clubhouse was designed in 1921 by one of the region's most prominent architects, Richard S. Requa. Famous in Southern California architectural history for the development of his "Southern California" style and several significant architectural and planning projects, Requa chose the Mission Revival style, popular during the 1920's, for the Clubhouse.

The one-story building has a stucco exterior, a flat roof with parapets, extensive red tile trim and a simulated bell tower. When completed in 1921, it presented an excellent expression of Requa's work as influenced by his years of architectural association with Irving Gill. The quality of the building's original appearance is best appreciated from the 1921 and 1925 photographs from the San Diego Historical Society archives and the Chula Vista City Planning Department (in the Appendix of this report).

Significant of Resource

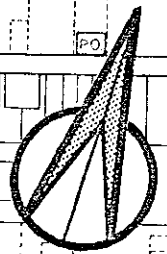
Requa began his architectural career with Irving Gill and was later associated with Mead, Jackson, Rice and Hamill, all of whom made substantial contributions to the region's architectural heritage. The Clubhouse is seen by some as an excellent example of Gill's influence combined with Requa's Mission Revival style.

LOCATIONAL MAP

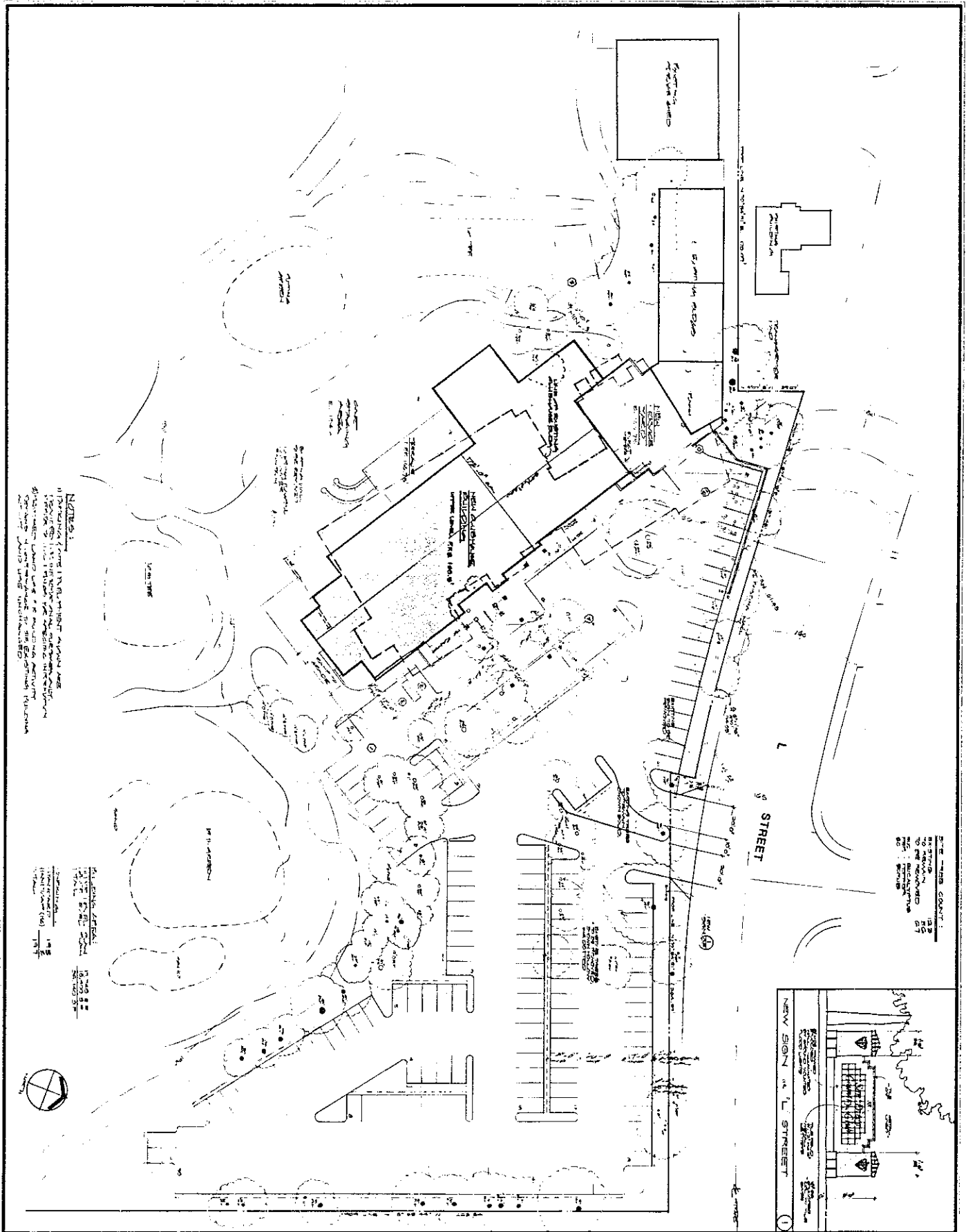


PROJECT LOCATION *

SAN DIEGO COUNTRY CLUB
SAN DIEGO COUNTRY CLUB
GOLF COURSE



SITE PLAN

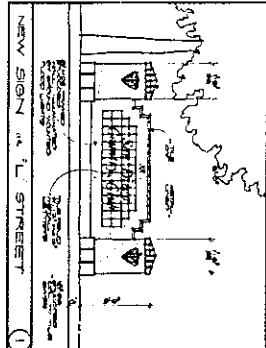


NOTES:
 1. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

LEGEND:
 --- EXISTING
 - - - TO BE REMOVED
 . . . NEW CONSTRUCTION
 - · - · - PROPOSED



DATE: 08-15-2011
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: AS SHOWN



DATE	08-15-2011
BY	J. B. BROWN
CHECKED	J. B. BROWN
SCALE	AS SHOWN
PROJECT	SAN DIEGO COUNTRY CLUB
LOCATION	88 L STREET, CHULA VISTA, CA
CLIENT	SAN DIEGO COUNTRY CLUB
ARCHITECT	J. B. BROWN ARCHITECTS
PHONE	(619) 422-8895
FAX	(619) 422-8895
EMAIL	JBROWN@JBBROWNARCHITECTS.COM
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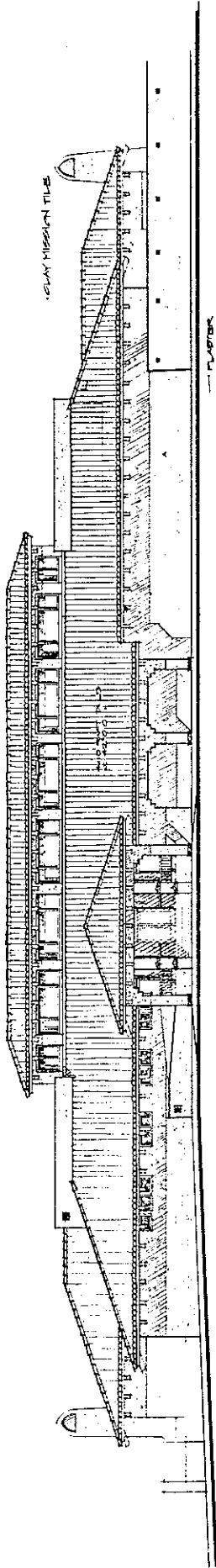
SITE PLAN

San Diego Country Club
 88 L Street
 Chula Vista, CA
 (619) 422-8895
 92011

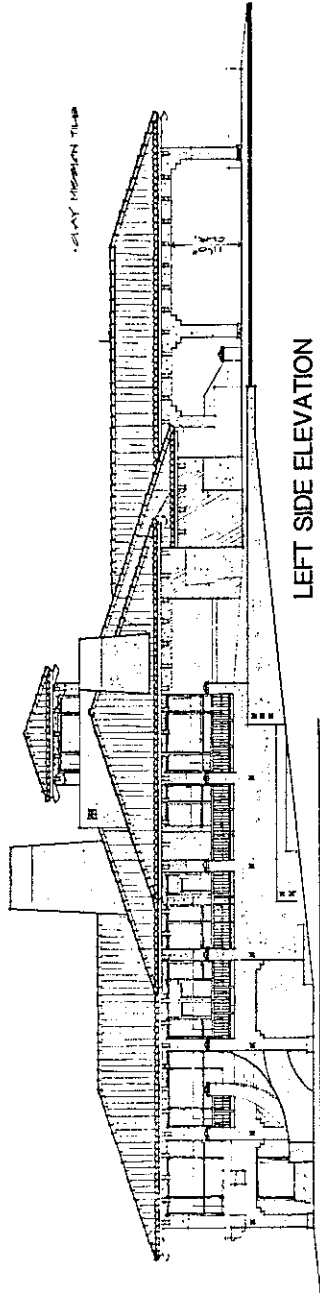
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08-15-2011
2	ISSUED FOR CONSTRUCTION	08-15-2011
3	ISSUED FOR OCCUPANCY	08-15-2011

J. B. BROWN ARCHITECTS
 88 L STREET, CHULA VISTA, CA 92011
 (619) 422-8895

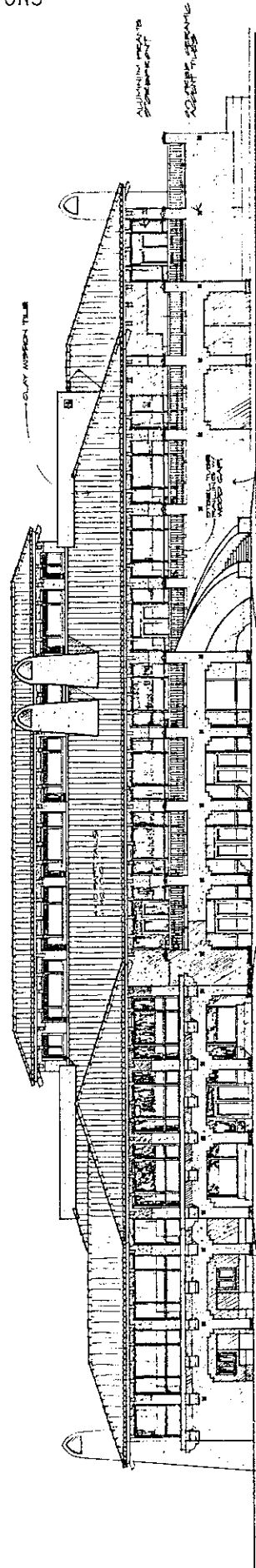
BUILDING ELEVATIONS



FRONT ELEVATION



LEFT SIDE ELEVATION

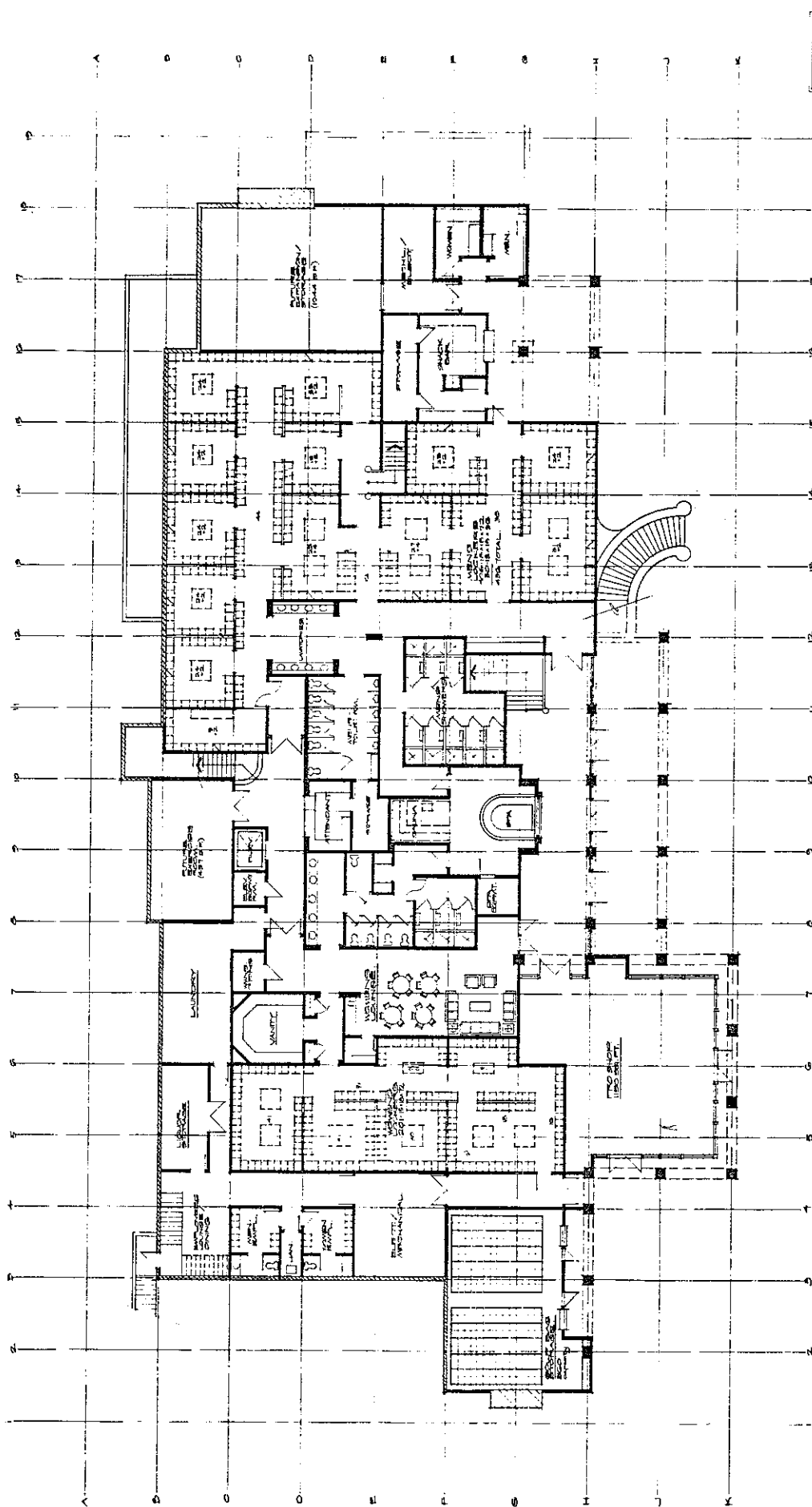


REAR ELEVATION



SAN DIEGO
COUNTRY CLUB
6 22 13

LOWER FLOOR PLAN



**SAN DIEGO
COUNTRY CLUB**

0.00
0.00
0.00
0.00

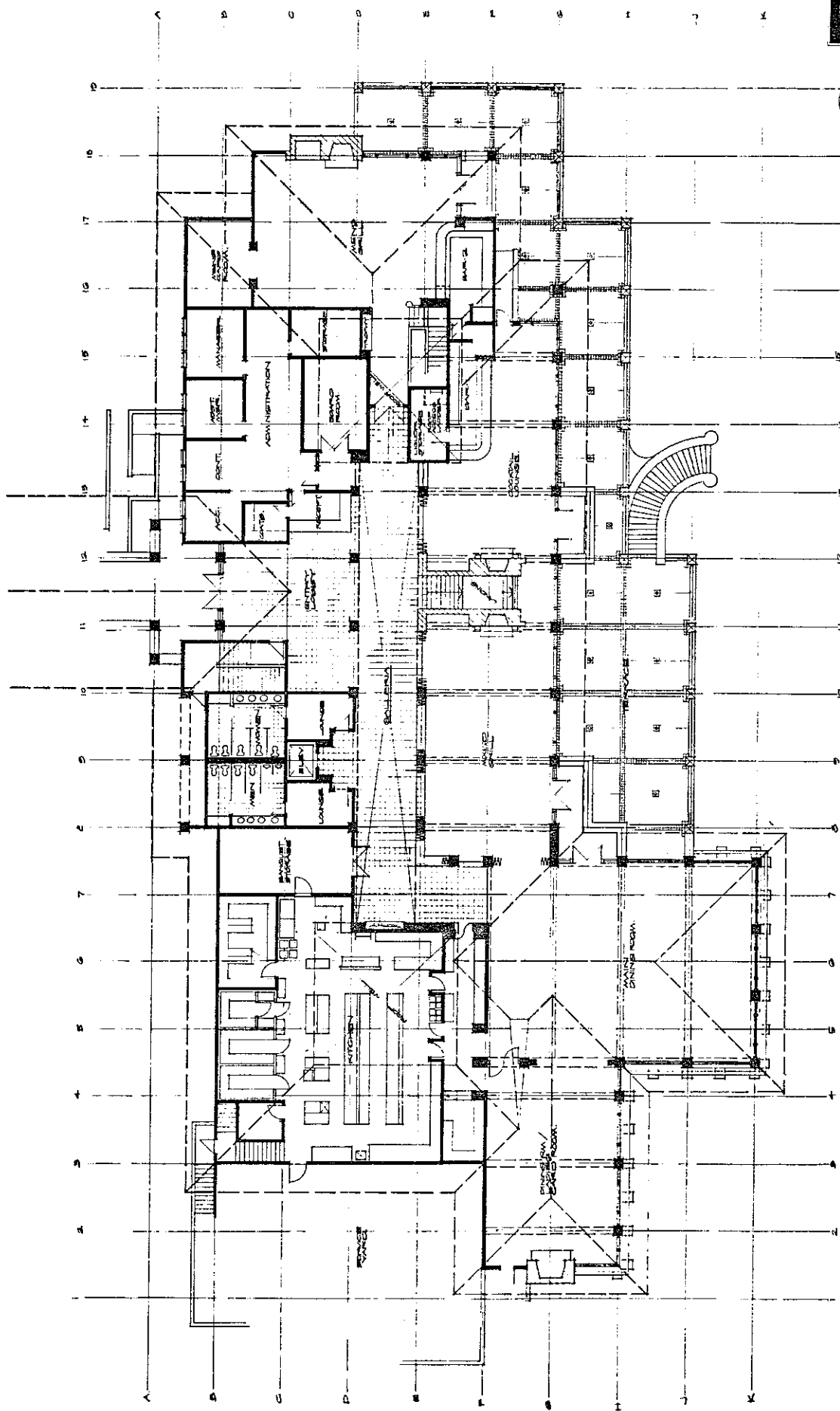
LOWER LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"
AREA: 15,800 SQ. FT.

UPPER FLOOR PLAN

SAN DIEGO
COUNTRY CLUB

18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1



UPPER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0" (1/4" = 6'-0")
AREA: 17,700 SQ. FT.
TOTAL FLOOR: 34,640 SQ. FT.

Samuel Hamill, F.A.I.A. -

Mr. Hamill was an associate of the Requa firm in the 1920's, joining shortly after the construction of this building. Upon viewing the historic photographs of the Clubhouse, Mr. Hamill stated that this building is a good example of Requa's Southern California style and should be preserved. It evidences a great deal of the Gill influence, in appearance and in the interrelationship with the landscaping and terrain. The chimney hood is a particular Requa characteristic.

Bruce Kamerling, Curator, San Diego Historical Society
Author, "Irving Gill, The Artist as Architect" -

Upon viewing the historic photographs of the Clubhouse, Mr. Kamerling also identified the strong Gill influence in the structure. He felt it to be such an excellent statement of Requa's work that every effort should be expended in trying to save it.

Mary Taschner, M.A.
Author, "Richard Requa, Southern California Architect" -

Ms. Taschner's Master's Thesis exhaustively documented every stage and accomplishment of Requa's professional career from 1907 to 1935. She analyzed his influences, development of his various styles, and the many remaining examples of his superior architectural and design abilities. With reference to this building, her thesis states, on page 87:

"Surprisingly, for the clubhouse design, Requa left his successful Secessionist style work and reverted back to the earlier Mission style. The country club, a cubistic structure, is nearly a replica of Irving Gill's work. Requa's touch is a decorative chimney with a Spanish tile roof."

In May of this year, Ms. Taschner viewed the Clubhouse in its current state, and advised that, in her opinion, the building today is not a good example of Requa's Southern California Style, or of Requa's work, or of Requa's work as influenced by Gill.

History of the Club

The Club was formed in 1896 and used a portion of Balboa Park for course and Clubhouse until the 1915 Exposition required the site. They merged with the Point Loma Golf Club and used those facilities until the eve of World War I.

In 1920, the Club members decided to establish and own their own Club at a permanent location and acquired the present 160 acre site. Plans for the new structure were prepared by Requa, construction undertaken, and the new Clubhouse was completed by the fall of 1921. During World War II the Club survived with the assistance of a lease with Rohr Aircraft Employees Association for use of the premises as a recreation center.

As a cultural entity, the Club's membership has always included persons prominent in the County's business and professional life. The course itself is considered one of the finest in the County. [M.L. Ward, 1967]

The Original Clubhouse

On September 9, 1921, the San Diego Union described the Clubhouse and course in an article entitled "Magnificent New San Diego Country Club at Chula Vista is Inspected by Visitors at Formal Reception", [SD Union 9/1/21, pg. 8, sec. A]. The room descriptions from that article and the historic photograph of the interior, lead to the belief that the original Clubhouse contained a large central lounge (which included the current ballroom, entry and office area), an adjacent card room, a dining room, a sun dining room, a kitchen, a men's grill, a women's lounge and dressing rooms, and men's dressing rooms. "One of the most charming features of the building is the terrace facing west, with its comprehensive view of the entire club holdings and picturesque vista of the distant sea."

The original building plans being unavailable, the above described sources, personal interviews and the County Assessor's records were combined to produce the suspected configuration of the original building as shown in the Appendix to this report.

Modifications to the Clubhouse

The 1921 historic Clubhouse has had several additions, alterations and refurbishments. In 1922, caddie accommodations were built. In 1923, a new golf shop was added and the old shop was converted into a lounge room. In 1927, the men's locker room was extended and a shower was added to the ladies' locker room. In 1946, the men's locker room was again enlarged and a new golf shop was built. In 1950 alterations were made to the ladies' locker room, the location of the bar was changed and the grill was enlarged. In 1951, a check room was built contiguous to the entrance. During the 1950's the lounge, dining room, locker rooms, grill golf shop and kitchen were completely redecorated and/or refurnished. In the late 50's more space for hand carts and electric carts was added, alterations to the porch were made and a heating and ventilation plant was installed. (SDCC 1897-1959, Dr. Leo Langlois)

In the course of these alterations some architectural features of the 1921 building were lost or abused. It is possible that only the north or front elevation remains true to its original appearance, all other elevations having been modified. Please see the Appendix.

In 1985, Clubhouse was included in the Historic Resources Inventory of Chula Vista as "the work of an important architect and the home of an organization that had many prominent people as its members".

Background to the Project at issue:

Although the functional and structural adequacy of the Clubhouse appears to have been clearly an issue since 1978, for the purposes of this report, Club documents from 1979 through 1982 were reviewed.

Throughout the Club's planning on this project, their primary emphasis has been on quality recreational use of their property. The golf course is paramount and the Clubhouse is seen as a functional adjunct to the enjoyment of sport. The Clubhouse is intended to house the necessary golf course service elements and host social, club and public, gatherings.

1979

In October of 1979, the Club's Long Range Planning Committee reviewed the Club's operations, compared other, newer club facilities and considered alternatives for the future of the Club. They concluded that a new, moderately sized and highly functional Clubhouse, in the same location, would best serve Club needs.

In order to pay for the construction of the new Clubhouse, the Committee recommended the sale of the property to generate funds for the replacement of the "aging and inadequate clubhouse facilities".

1980

As the next step, the Committee worked with the Club's architectural and planning consultants (Tucker, Sadler and Associates) to determine the basic needs for a Clubhouse facility. They concluded that the desired facility should not contain less than 26,000 square feet and should include larger men's and ladies' locker rooms, additional restroom facilities, separate men's and ladies' card rooms, a dining area to accommodate seating for 400, larger pro shop space, greater cart storage space and greater storage facilities.

The Long Range Planning Committee presented these recommendations to a Special Meeting of Members in August, 1980, resulting in a 'lively discussion' and the appointment of an Ad Hoc Committee, composed of members representing all views, to study all aspects of the question and report to the Board of Directors. [Final Planning Committee Report, April 1982]

At this time, the majority of the membership was opposed to replacement of the existing Clubhouse with new construction. Therefore, the Ad Hoc Committee was directed to investigate the retention, remodel and renovation options. [Busby 4/23/86]

In this pursuit, in October of 1980, the architectural, planning and engineering consultants provided the Ad Hoc Committee with a Report on the feasibility of modernizing and updating the existing Clubhouse with further additions and enlargements, hereinafter referred to as the Renovation Report. The Report's proposed Renovation Program was outlined in three phases which included some demolition, new construction and remodeling. The total cost was estimated in August 1981 dollars to be \$2,165,000. A copy of the Report is in the Appendix to this EIR.

The Renovation Report included extensive discussion of compliance with the Uniform Building Code. No reference was made to the State Historical Building Code enacted in California the previous year and applicable to historic buildings such as this one.

The Renovation Report made the following points:

1. The walls of the building are of hollow burnt clay tile, a common building material in 1921 and for many years thereafter.
2. Subsequent to the 1933 Long Beach earthquake, building codes and practices were modified to incorporate seismic resistance. In the course of such modifications, hollow clay tile construction was found inadequate for this purpose.
3. The architects and engineers presumed that a rational structural analysis of the Clubhouse was not possible because seismic design approaches did not exist in the 1920's. Therefore it would be impossible to analyze the seismic adequacy of the existing roof system, the elements transferring roof stresses to the walls, and the walls themselves.
4. They also assumed there was no way stresses could be transferred to or from the hollow clay tile walls and that the only remodeling option was to build a new independent structure in, over and around the existing structure. The original structure would still be, in their opinion, unsafe.
5. Because of the Club's needs for public assembly space, accommodating in excess of 300 persons, the Report noted this but repeatedly stressed the overall structural inadequacy of this building.

1981

In August of 1981, the Ad Hoc Committee reported it had made a thorough study of the needs of the Club and all aspects of a minimal and/or full scale remodeling of the Clubhouse, the construction of a new Clubhouse and other relevant issues. The committee concluded that to remodel the existing Clubhouse would be imprudent and that a new Clubhouse of adequate size and design to accommodate membership needs was instead required. Three areas of inadequacy were stressed: the lack of seismic resistance, inability to meet minimum fire safety standards and an overall worn and inadequate physical plant.

Relying on the above Renovation Report, the Committee reported that even "[w]ith modest or large scale remodeling we would continue to have a building which failed to meet present day safety standards". After comparing a projected remodeling cost of \$3,023,000 with a projected new construction cost of \$3,879,000, the Committee opted for new construction.

On September 15, 1981, a General Membership Meeting was held to discuss these recommendations in depth. The Minutes of that meeting illustrate the broad range of opinions expressed on the subject.

1982

In January of 1982, a Safety and Fire Protection Survey Report was prepared as the result of an on-site safety and fire protection survey, and identified 84 separate fire or safety problems.

Of primary importance in this survey was the fact that the current Clubhouse consists of the original building surrounded by several additions and sub-structures. It appears as if each add-on was a piecemeal, partial solution to then identified needs. The premises were found to possess an inadequate electrical wiring network and lack a smoke/fire detection and evacuation systems; both conditions were compounded by frequent overcrowding.

The statement "[w]e take this position because of the age of the present structure" in the survey indicates some lack of sensitivity for historic buildings. However, the surveyors had been advised that the architect and structural engineers had already determined that the existing building could not support additional equipment and needed new independent load-bearing walls for support.

Of these identified fire or safety problems, 90% have been subsequently corrected, according to the Club Manager, Mr. Talbott.

On February 19, 1982, an Environmental Health Consultant Survey was submitted for the premises. This Report, which followed a sanitary survey of the operational facilities, found approximately 75 discrepancies from the minimum standards required by the California Restaurant Act and the San Diego County Food Ordinances relative to the operation of a restaurant. Of these discrepancies, approximately 90% have been remedied according Club Manager, Mr. Talbott.

The two foregoing Reports were part of a major presentation to the membership in April of 1982. That presentation also included a cover letter from the Club President and the Final Planning Committee Report, both of which are included in the Appendix of this Report.

In his cover letter the President noted that as the oldest Country Club in the area they shared a Club heritage as well as 'the premier' golf course in the County. The Club had been relocated twice, and since its construction in 1921, reconstructed and remodeled many times. The objective of the Final Planning Committee Report was to provide recommendations for Club's well-being for its second 85 years, which was seen as dependent on the provision of a safe, adequate and affordable Clubhouse facility without impairing the quality of the golf course. The decisions the Committee would ask the membership to make, which would include demolition and new construction and the sale of excess property, were described as "the most important in the history of the Club."

The Report analyzed the structural and physical inadequacy of the existing Clubhouse, relying on and referencing many of the Reports discussed above. It then addressed the "functional inadequacy and declining attractiveness" of the existing Clubhouse.

In evaluating the choices present, the Report quickly dispensed with the "do nothing" alternative and went on to the question of "Remodel or Replace". As mentioned above, an earlier determination had been made that 26,000 square footage of usable space was required to meet the Club's minimum needs. This was and is 6,000 more square feet than offered by the existing building. The alternatives of partial and extensive remodeling, with projected maximum costs of \$3,023,000, were compared to new construction, with projected maximum costs of \$3,879,000.

In opting for the new construction alternative, the Committee stressed this as the only solution "that will meet the requirements of a legally safe building, additional space, more efficient and cost effective utilization of space, eliminate fire, health and safety liability concerns," etc.

Therefore, the entire premise of the new construction choice was based on the structural and architectural analysis which relied on certain assumptions about the condition of the building and did not utilize the options under the Historical Building Code. Further, at no time during this extensive decision-making process were the Club or its advisors aware of the historic or architectural significance of the 1921 building. A true historic restoration/rehabilitation alternative was never pursued.

A further consequence of the Club's lack of understanding about the historic or architectural significance of the original Clubhouse relates to the question of availability of federal income tax incentives for certified rehabilitations. The Club itself, as a non-profit entity, can not now benefit from these incentives. Before 1984, it was possible for a non-profit entity to enter into a long term lease with a for-profit, tax-paying lessee. The lessee would complete a certified rehabilitation of the historic building, receive the tax benefits and lease the premises back to the non-profit entity for continued use. Not surprisingly, Congress put an end to this practice in 1984, allowing these incentives (investment tax credits) only when the non-profit user ultimately utilized less than 35% of the leasable square footage of the rehabilitated building.

3.1.2 SIGNIFICANCE OF IMPACT

The demolition of the Clubhouse will constitute a substantial adverse effect on an object of historic significance and eliminate an example of a prominent local architect's contribution to the regional architectural heritage.

3.1.3 MITIGATION MEASURES

Mitigation of potential adverse effects could be achieved through the denial of demolition aspect of the proposed project and provisions for the restoration and rehabilitation of the historic structure within the project

design. If, after review by the appropriate advisory agencies and the City Council, demolition is approved, it is recommended that such destruction should occur only under the following conditions:

1. Design of new the construction should be required to reflect the significant features of historic Clubhouse:

The 1921 Clubhouse, upon completion, was considered an excellent example of Requa's Mission Revival architecture in Southern California. As illustrated by the historic photographs, the stucco exterior surface provided a plain background for the creation of interest with arched windows, red tile trim, a simulated bell tower and other features. The interior elements remaining include large ceiling beams, an original fireplace. None of these architectural elements are incompatible with modern construction or the functional design of the new Clubhouse.

After the Club determined that the construction of a new Clubhouse was appropriate, the membership was polled on the desired design and appearance of the new construction. The membership rejected all designs which did not repeat the Spanish style of the existing structure and directed their architects to recreate the feeling and style of the original. [Busby 4/23/86]

As evidenced by the April 8, 1986 letter from the current architect, attached in the Appendix, an attempt to incorporate the style, materials and characteristics of the original building has been made.

The Design Review Committee of the City of Chula Vista could make a professional evaluation of the level to which the new construction accurately reflects the Mission Revival characteristics of the 1921 building. To the extent that suggested design modifications did not conflict with the functioning of the building, the proponents might not be opposed to such professional consultation and advice.

Design Review Committee evaluation to achieve the most viable replication of the qualities of the original historic architecture, as a condition for approval of the final development plan, is a feasible mitigation measure.

2. Documentation of existing and original structure:

The existing structure should be professionally photographed and sketched to architecturally document the building. A complete illustrated architectural history of the original building should be prepared by the Club for its members and the appropriate Chula Vista historical archives and agencies.

However, implementation of these mitigation measures would not reduce the level of impact to less than significant.

4.0 ALTERNATIVES

4.1 NO PROJECT

The No Project alternative would not result in the demolition of the historic resource, but it would also not restore the resource to its original, significant appearance. The No Project alternative would not resolve any remaining seismic safety hazards present in the Clubhouse.

4.2 STRUCTURAL RENOVATION ANALYSIS CONDUCTED UNDER THE STATE HISTORICAL BUILDING CODE

The 1980 renovation analysis conducted by Tucker Sadler and Associates did not take into consideration the availability of the 1979 State Historical Building Code for the renovation of this historic building. They assumed that the age and composition of the original structure precluded its retention because of cost considerations, using the Uniform Building Code. They also applied a phased remodeling requirement from the UBC, a requirement eliminated by the Historical Code.

The Historical Building Code was intended to make available alternative measures to strengthen archaic materials such as the hollow clay tile present herein, and to reduce structural retrofit costs. In 1985 this Code was made mandatory for use with historical buildings in California.

A renovation analysis by architectural and engineering professionals familiar with this Code could conceivably result in a lower cost estimate, making the rehabilitation option compare more favorably with the new construction option. The staff of the State Historical Building Code Board in the Department of General Services, Sacramento, California, is available to provide advice and assistance in the application of this Code.

In 1980, during the consideration of the renovation option, an informal evaluation of the building and the renovation plan was made by a structural engineer, Mr. Whitelaw of Blaylock-Willis. He informally estimates that a structural survey of the building under the Historical Building Code might be achieved within a cost of \$10,000.00. [Whitelaw 4/22/86]

According to an experienced preservation architect, the type of structural stabilization permitted under the Historical Code for hollow clay tile construction might be achieved with the application of gunite wall additions and the creation of an interrelated steel column and beam framework. [Donaldson 4/23/86]

A recent determination by the State Historic Building Code Board clarified the generally acceptable means to strengthen existing hollow clay tile in historic buildings by (1) providing some form of reinforcement in gunite or cement plaster on both sides of the wall with ties between the two levels of reinforcement to basket the tile and confine it, or (2) to apply reinforced shot-crete to one side of the wall generally with ribs or studs chipped into the tile to stiffen the tile, such reinforcing to be tied into the structure.

4.3 CONSTRUCTION OF THE NEW CLUBHOUSE ELSEWHERE ON THE PROPERTY, RESTORING AND PRESERVING THE 1921 CLUBHOUSE FOR SPECIAL USES

The significant environmental effect which cannot be avoided if the project is approved revolves around the stated need to construct the new Clubhouse on the site of the historic one.

In the early planning stages of this project, the Club conducted an inventory of their holdings to determine what constituted surplus property which might be disposed of to fund the desired improvements, in the course of which they identified three sites: a site in the interior of the course, 6.2 acres east of the 17th hole and 3.3 acres west of the 7th tee, adjacent to Third Avenue. [Long Range Planning Committee Report 10/79]. The interior site subsequently became the site of a new maintenance building. The area east of the 17th hole was later chosen for disposition for development.

With reference to the feasibility of constructing the new Clubhouse on one of these surplus sites, preserving the historic resource, the Club presents the following specific considerations which, in their view, make this alternative infeasible.

- 4.3.1 The basic objective of the project is to improve their Clubhouse facilities, without detrimentally impacting the quality of the golf course. The course is, in their opinion, an important environmental resource itself, equal if not superior to the 1921 Clubhouse.
- 4.3.2 The siting of a golf club house is a significant factor in the design and layout of all golf courses. That design determines the quality of play and thus of the Club itself. The Clubhouse must be located near the 1st tee and 1st hole, the 9th hole terminus, the 10th hole start and the 18th hole terminus. The character of the finishing holes is important, they must be either physically appealing or athletically challenging. The starting and finishing holes, the 1st, 9th and 18th, should neither be short or of average quality, as they determine the quality of the course.
- 4.3.3 Because the siting of the Clubhouse and the layout of the course cannot simply be redesigned to relate to a new Clubhouse at a new location. The course is laid out in a progression that is important to the function of the sport.
- 4.3.4 The original siting of the Clubhouse and the development of the course itself were based on the property's topographical conditions. A Clubhouse is normally situated at the highest point, as is this one, to provide a view of the course.
- 4.3.5 Even if the total redesign of the course were feasible, both surplus sites are located at elevations so low as to be impractical for a Clubhouse location.

4.4. CONSTRUCTION OF A CLUBHOUSE FOR SOCIAL FUNCTIONS AT ANOTHER LOCATION

The County Assessor's earliest records indicate that the Clubhouse occupied approximately 16,000 square feet. Over the years, the Club's activities have outgrown that space, as evidenced by the multitude of additions, and the public assembly spaces are now inadequate. Accepting the Club's representations that Clubhouse siting near specific holes and tees is crucial to the use of the golf course, another alternative would be to restore the original 1921 Clubhouse for golf functions only and construct another building for the Club's social and public assembly functions. This social building could be located, with necessary parking, on one of the identified surplus areas of the Club's property. The Clubhouse could be restored to its original Regua appearance.

The operation of two separate facilities may result in additional costs and the location of the food service facilities in the social building would detract from the golf course amenities. The ideal solution would be to site the social building adjacent to or near the historic, course serving building.

4.5 LAND SWAP WITH THE CITY OF CHULA VISTA

As the community has long been aware, [Chula Vista Star News, 11/12/70], the Club property is a magnificent island of open space within the City, easily convertible to a public park. The 1921 Clubhouse could be appropriately restored for community use. The Club could be provided with undeveloped open space elsewhere with more than adequate space for their needs.

The recent improvement activities of the Club have, no doubt, provided appraisals of the fair market value of the entire property. The feasibility of such a public acquisition alternative can only be evaluated by the public entity itself.

California has recently enacted two historic preservation grant programs designed to assist local governments with the acquisition, development, rehabilitation or restoration of historic resources.

The first of these programs was created by the California Park and Recreational Facilities Act of 1984. Funds from this program are only available to units of local government having adequate ownership control over historic (National Register eligible) properties. That ownership control can be by agreement with a non-profit owner but only if the non-profit organization maintains a non-restrictive membership policy, which would exclude a country club. The City of Chula Vista would have to acquire the historic resource to benefit from this program. The maximum grant available is \$150,000 and the grants average \$94,000 per project. This program ends in 1987 and if the City chose to participate, it would have to apply by October 1, 1986.

The second program enacted was the Community Parklands Act of 1986, which makes an allocation to each local entity on a per capita basis. These funds can be used for the acquisition, development, rehabilitation, improvement or restoration of recreational or historic areas or facilities. A 25% matching requirement is imposed on acquisition projects.

The Club's likely position with reference to such an acquisition is suggested by their opposition to sale of the entire site for private development, discussed below.

4.6 SALE OF ENTIRE SITE FOR DEVELOPMENT WITH PRESERVATION RESTRICTIONS FOR THE HISTORIC CLUBHOUSE

This alternative contains the only opportunity to utilize the federal income tax incentives discussed briefly above at the conclusion of Section 3.1.1. This opportunity would be dependent upon a private (tax-paying) buyer's ability to secure 'certified historic structure' status for the building, process an approved rehabilitation proposal through state and federal agencies, and meet the minimum spending requirements of the federal income tax law governing such projects. If such were accomplished the new owner would be eligible, under tax reform legislation now pending in both houses of Congress, for 20% investment tax credits. In addition, a facade easement charitable contribution deduction might be available to provide further economic incentives for retention and rehabilitation of the historic building. The availability of such income tax incentives could enhance the market value of this property if this sale alternative were pursued.

This alternative was considered by the Club when a developer offered to buy the entire property for an amount sufficient to enable them to acquire and develop a new course and Clubhouse elsewhere. [Busby 4/23/86]

The Club membership rejected this option, regardless of the substantial economic benefits, in the belief that a more suitable site in quality or location could not be found for two specific reasons. First, a large enough parcel, available for such development and within a like proximity to the Ocean is not to be found. The current site is close enough to the Ocean to provide cooling breezes on the hottest days but not so close to be adversely affected by dampness. Second, the site possesses excellent drainage and the use of the course is less affected during the rainy season than are other Clubs in the County.

In 1920, when this Club was seeking a suitable site, the possibilities were, of course, more extensive. They considered two general locations, Kearny Mesa and Chula Vista. They chose the Chula Vista site because Kearny Mesa then had no water supply. [Langlois, 1957] Considering the freedom of site choice available to the Club in 1920, it is reasonable to assume that the contour and drainage of this site were factors in the site choice and subsequent course design.

5.0 ANY SIGNIFICANT EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSAL IS IMPLEMENTED

The project, if implemented as proposed, will result in the demolition of the San Diego Country Club clubhouse. The demolition of the clubhouse will result in a substantial and adverse environmental effect on a structure of historic and cultural significance and irreversibly eliminate an example of a prominent local architect's contribution to the region's architectural heritage.

Implementation of the above noted mitigation measures (Sec. 3.1.3) would not reduce the level of impact to less-than-significant.

6.0 GROWTH-INDUCING IMPACT OF THE PROPOSED ACTION

The proposed facility is of substantially the same size and function as the existing clubhouse. There are no new substantial utility extensions with excess capacity that could support additional growth. There are no growth-inducing effects which would result from the proposal.

7.0 EFFECTS FOUND NOT TO BE SIGNIFICANT

In accordance with the attached "Evaluation of Potential Environmental Impacts" check list, it was concluded that the only significant impact would be in the area of historic/cultural resources. This impact has been discussed in the EIR.

8.0 ORGANIZATIONS AND PERSONS CONSULTED

Arden, Sylvia	Head Librarian, San Diego Historical Society
Bartosik, Bruce	Project Architect, Klages, Carter, Vail & Assoc.
Brandes, Dr. Ray	Historian, University of San Diego
Busby, Howard A.	Board member and former President, SD Country Club
Chula Vista, City of	Environmental Impact Report San Diego Country Club Villas, EIR 84-7
<u>Chula Vista Star News</u>	various articles
Cullimore, Clarence	Architect, State Historic Building Code Board
Donaldson, Wayne	Architect, Historic Preservation Specialist
Hamill, Samuel	Architect, former Requa associate
Henderson, John	Architect, Historic Preservation Specialist
Kamerling, Bruce	Architectural Historian, expert on Irving Gill, Curator, San Diego Historical Society
Langlois, Dr. Leo	<u>SDCC 1897 - 1959</u>
Requa, Richard S.	<u>Old World Inspiration for American Architecture</u> <u>Architectural Details: Spain and the Mediterranean</u>
Rojas, John	President, Chula Vista Historical Society
Taschner, Mary	<u>Richard S. Requa, Southern California Architect, 1881-1941</u>
Talbott, Charles	Manager, San Diego Country Club
Tucker, Thomas	Architect, Tucker, Sadler & Associates
San Diego Country Club	Ad Hoc Planning Committee Report, 8/26/81 Long Range Planning Report #2, 8/80 Tucker, Sadler & Assoc., 10/21/80 Maintenance Engineer's Report, 1/13/82 Safety & Fire Protection Report, 1/29/82 Environmental Health Report, 2/10/82 Membership Meeting Minutes, 9/15/81 Final Planning Committee Report, 4/82

San Diego Historical Society Archives:	Borthwick, Anderson, personal interview 1979 Cotton, Oscar W., The Good Old Days MacPhail, Elizabeth, personal interview 1975 Requa, Richard S., clipping file
<u>San Diego Tribune</u>	various articles
<u>San Diego Union</u>	various articles
Ward, Mary	County Historian
Webster, Karna	<u>Chula Vista Heritage 1911-1986</u> Producer, Chula Vista Historic Resources Inventory
Whitelaw, Robt.	Structural Engineer, Blaylock-Willis

9.0 EVALUATION OF POTENTIAL ENVIRONMENTAL IMPACTS

CASE NO. EIR-86-2

I. Analysis (Provide in Section J an explanation of mitigation proposed for all significant or potentially significant impacts.)

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
<u>1. Geology</u>			
a. Is the project site subject to any substantial hazards, such as earthquakes, landsliding, or liquefaction?	___	___	<u>X</u>
b. Could the project result in:			
Significant unstable earth conditions or changes in geological substructure?	___	___	<u>X</u>
A significant modification of any unique geological features?	___	___	<u>X</u>
Exposure of people or property to significant geologic hazards?	___	___	<u>X</u>
<u>2. Soils</u>			
a. Does the project site contain any soils which are expansive, alluvial or highly erodible?	___	___	<u>X</u>
b. Could the project result in:			
A significant increase in wind or water erosion of soils, either on or off-site?	___	___	<u>X</u>
A significant amount of siltation?	___	___	<u>X</u>
<u>3. Ground Water</u>			
a. Is the project site over or near any accessible ground water resources?	___	___	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
b. Could the project result in:			
A significant change in quantity or quality of ground water?	___	___	<u>X</u>
A significant alteration of direction or rate of flow of ground water?	___	___	<u>X</u>
Any other significant affect on ground water?	___	___	<u>X</u>
4. <u>Drainage</u>			
a. Is the project site subject to inundation?	___	___	<u>X</u>
b. Could the project result in:			
A significant change in absorption rates, drainage patterns or the rate of amount of surface runoff?	___	___	<u>X</u>
Any increase in runoff beyond the capacity of any natural water-way or man-made facility either on-site or downstream?	___	___	<u>X</u>
Alterations to the course or flow of flood waters?	___	___	<u>X</u>
Change in amount of surface water in any water body?	___	___	<u>X</u>
Exposure of people or property to water related hazards such as, flooding or tidal waves?	___	___	<u>X</u>
5. <u>Resources</u>			
Could the project result in:			
Limiting access to any significant mineral resources which can be economically extracted?	___	___	<u>X</u>
The significant reduction of currently or potentially productive agricultural lands?	___	___	<u>X</u>
6. <u>Land Form</u>			
Could the project result in a substantial change in topography or ground surface relief features?	___	___	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
7. <u>Air Quality</u>			
a. Is the project subject to an air quality impact from a nearby stationary or mobile source?	_____	_____	<u>X</u>
b. Could the project result in:			
A significant emission of odors, fumes, or smoke?	_____	_____	<u>X</u>
Emissions which could degrade the ambient air quality?	_____	_____	<u>X</u>
Exacerbation or a violation of any National or State ambient air quality standard?	_____	_____	<u>X</u>
Interference with the maintenance of standard air quality?	_____	_____	<u>X</u>
The substantial alteration of air movement, moisture or temperature, or any significant change in climate either locally or regionally?	_____	_____	<u>X</u>
A violation of the revised regional air quality strategies (RAQS)?	_____	_____	<u>X</u>
8. <u>Water Quality</u>			
Could the project result in a detrimental effect on bay water quality, lake water quality or public water supplies?	_____	_____	<u>X</u>
9. <u>Noise</u>			
a. Is the project site subject to any unacceptable noise impacts from nearby mobile or stationary sources?	_____	_____	<u>X</u>
b. Could the project directly or indirectly result in a significant increase in ambient noise levels?	_____	_____	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
<u>10. Biology</u>			
a. Could the project directly or indirectly affect a rare, endangered or endemic species of animal, plant or other wildlife; the habitat of such species; or cause interference with the movement of any resident or migratory wildlife?	___	___	<u>X</u>
b. Will the project introduce domestic or other animals into an area which could affect a rare, endangered or endemic species?	___	___	<u>X</u>
<u>11. Cultural Resources</u>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric, historic, archaeological or paleontological resource?	<u>X</u>	___	___
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historical building, structure, or object?	<u>X</u>	___	___
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?	___	<u>X</u>	___
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	___	___	<u>X</u>
<u>12. Land Use</u>			
a. Is the project clearly inconsistent with the following elements of the General Plan?			
Land Use	___	___	<u>X</u>
Circulation	___	___	<u>X</u>
Scenic Highways	___	___	<u>X</u>
Conservation	___	___	<u>X</u>
Housing	___	___	<u>X</u>
Noise	___	___	<u>X</u>
Park and Recreation	___	___	<u>X</u>
Open Space	___	___	<u>X</u>
Safety	___	___	<u>X</u>
Seismic Safety	___	___	<u>X</u>
Public Facilities	___	___	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
b. Is the project inconsistent with the Comprehensive Regional Plan?	___	___	<u>X</u>
13. <u>Aesthetics</u>			
a. Could the project result in:			
Degradation of community aesthetics by imposing structures, colors, forms or lights widely at variance with prevailing community standards	___	___	<u>X</u>
Obstruction of any scenic view or vista open to the public?	___	___	<u>X</u>
Will the proposal result in a new light source or glare?	___	___	<u>X</u>
14. <u>Social</u>			
a. Could the project result in:			
The displacement of residents or people employed at the site?	___	___	<u>X</u>
A significant change in density or growth rate in the area?	___	___	<u>X</u>
The substantial demand for additional housing or affect existing housing?	___	___	<u>X</u>
15. <u>Community Infrastructure</u>			
a. Could the project inhibit the ability of the urban support system to provide adequate support for the community or this project?	___	___	<u>X</u>
b. Could the project result in a deterioration of any of the following services?			
Fire Protection	___	___	<u>X</u>
Police Protection	___	___	<u>X</u>
Schools	___	___	<u>X</u>
Parks or Recreational Facilities	___	___	<u>X</u>
Maintenance of Public Facilities	___	___	<u>X</u>
Including Roads	___	___	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
16. <u>Energy</u>			
Could the project result in:			
Wasteful, inefficient or unnecessary consumption of energy?	---	---	<u>X</u>
A significant increase in demand on existing sources of energy?	---	---	<u>X</u>
A failure to conserve energy, water or other resources?	---	---	<u>X</u>
17. <u>Utilities</u>			
Could the project result in a need for new systems or alternatives to the following utilities:			
Power or natural gas	---	---	<u>X</u>
Communications systems	---	---	<u>X</u>
Water	---	---	<u>X</u>
Sewer or septic tanks	---	---	<u>X</u>
Solid waste & disposal	---	---	<u>X</u>
18. <u>Human Health</u>			
Could the project result in the creation of any health hazard or potential health hazard?	---	---	<u>X</u>
19. <u>Transportation/Access</u>			
Could the project result in:			
A significant change in existing traffic patterns?	---	---	<u>X</u>
An increase in traffic that could substantially lower the service level of any street or highway below an acceptable level?	---	---	<u>X</u>
20. <u>Natural Resources</u>			
Could the project result in a substantial depletion of non-renewable natural resources?	---	---	<u>X</u>

	<u>YES</u>	<u>POTENTIAL</u>	<u>NO</u>
21. <u>Risk of Upset</u>			
Will proposals involve:			
a. A risk of an explosion or the release of any hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset condition?	___	___	<u>X</u>
b. Possible interference with an emergency plan or an emergency evacuation plan?	___	___	<u>X</u>
22. <u>Growth Inducement</u>			
Could the service requirements of the project result in secondary projects that would have a growth inducing influence and could have a cumulative effect of a significant level?	___	___	<u>X</u>
23. <u>Mandatory Findings of Significance</u>			
a. Does the project have a potential to degrade the quality of the environment, or curtail the diversity of the environment?	<u>X</u>	___	___
b. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals? (A short term impact on the environment is one which occurs in the relatively brief, definitive period of time, while long-term impacts will endure well into the future.)	___	<u>X</u>	___
c. Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past project, the effects of other current projects and the effects of probable future projects.)	___	___	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	<u>X</u>

DETERMINATION

On the basis of this initial study:

_____ It is recommended that the decision making authority find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby forwarded to the decision making authority for consideration and adoption.

_____ It is recommended that the decision making authority find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the MITIGATION MEASURES described above have been ADDED to the project and a MITIGATED NEGATIVE DECLARATION is hereby forwarded to the decision making authority for consideration and adoption.

X It is found that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required to evaluate the issues identified in this Initial Study.

_____ It is found that further information will be necessary to determine any environmental significance resulting from the project and the technical information listed below is required prior to any determination.



Environmental Review Coordinator

March 3, 1986
Date

10.0 LIST OF APPENDIX

The following appendix are on file and available for public review at the Chula Vista Planning Department.

- A. Configuration of original building
- B. Pictures of the original clubhouse
- C. Renovation Report
- D. Final Planning Committee Report with cover letter
- E. Letter from Klages, Carter, Nail & Partners regarding the architecture of the proposed building

WPC 2913P

July 21, 1986

RECEIVED

JUL 24 1986

PLANNING DEPARTMENT
CHULA VISTA, CALIFORNIA

To: Environmental Review Coordinator

From: Fire Prevention Bureau (Bob Ledesma - 3167)

Subj: Review of Draft EIR 88 "L" Street

1 The concerns of the Fire Prevention Bureau will be addressed during the review of more detailed development plans. Recognition of this problem is important at this time however.

The fire prevention bureau has reviewed the subject draft EIR and offer the following comments:

The existing club house and immediate support use structures are of particular concern to the fire department. The concern is the result of near non-existent access to certain areas of the club house and support use structures.

It is of utmost importance that any future construction configuration provide for approved fire apparatus access.

August 1, 1986

2

To: Douglas Reid, Environmental Review Coordinator

FROM: Shauna Stokes, Senior Administrative Analyst

SUBJECT: Draft EIR 86-2-Demolition and Reconstruction of San Diego County Country Club

Our department has reviewed this draft EIR and has the following comments:

1. We agree that the siting of the golf club house is a significant factor in the design and layout of golf courses.
2. We agree that the current location of the club house is ideal in relation to the layout of the golf course.
3. Alternatives 4.1, 4.3, 4.5, and 4.6 are not practical, based on the reasons listed in the report.
4. Alternatives 4.2 and 4.4 have merit, in that the original club house is an important historical site and implementation of these alternatives would preserve this facility. It is preferable to locate a new facility adjacent to or connected to the original 1921 club house.

If you have any questions, please give me a call.

August 13, 1986
File: YE 017

3

To: Doug Reid, Environmental Review Coordinator

FROM: Roger Daoust, Senior Civil Engineer

SUBJECT: Review of a Draft EIR 86-2, the Demolition and Replacement of the San Diego County Country Club Clubhouse at 88 "L" Street

3 No response to this comment is necessary.

11.0 Comments and responses

RECEIVED

BY _____

August 5th, 1986

AUG 6 1986

Mr. Douglas Reid
Environmental Review Coordinator
Chula Vista Planning Department
City of Chula Vista
P.O. Box 1087
Chula Vista, Ca.
92012

PLANNING DEPARTMENT
CHULA VISTA, CALIFORNIA

4

These comments are in support of the Draft EIR or are relevant to the project itself. No response is necessary.

Re: CASE NO: EIR-86-2. (San Diego Country Club Project)

Dear Mr. Reid:

At the invitation of the Environmental Review Section, please find my comments arising from the study of Mrs. Marie Burke Lia's excellent draft Environmental Impact Report. The thrust of these comments is directed at:

1. The need to delay the C.V. Council's final approval of the proposed project (demolition of the present Clubhouse) until
2. A professional feasibility study of the possibility and desirability of a renovation project of the present Clubhouse is conducted.

Many members of the San Diego Country Club are unconvinced that the needs of the membership will be best met by the demolition and irreversible elimination of a structure of historic and cultural significance that is also an example of a prominent architect's contribution to the region's architectural heritage. (Draft: Pg. 1 and 13)

Section 4.2, page 10 of the Draft too gently chides the architectural firm of Sadler and Associates for not considering the availability of the 1979 State Historical Building Code and for assuming that the age and composition of the original structure precluded its retention because of cost considerations.

Page 1.

Section 3.1.1 (middle of page 8):

"Therefore, the entire premise of the new construction choice was based on the structural and architectural analysis which relied on certain assumptions about the condition of the building and did not utilize the options under the Historical Building Code.

"Further, at no time during this extensive decision-making process were the Club or its advisors aware of the historic or architectural significance of the 1921 building.

"A true historic restoration/rehabilitation alternative was never pursued."

Section 4.2 (page 10) continues:

"The Historical Building Code was intended to make available alternative measures to strengthen archaic materials such as the hollow clay tile present herein, and to reduce structural retrofit costs.

"In 1985 this Code was made mandatory for use with historical buildings in California.

"A renovation analysis by architectural and engineering professionals familiar with this Code could conceivably result in a lower cost estimate, making the rehabilitation option compare more favorably with the new construction option.

"The staff of the State Historical Building Code Board ... is available to provide advice and assistance in the application of this Code.

"In 1960 an informal evaluation ... was made by Mr. White of Blaylock-Willis. He informally estimates that a structural survey of the building under the H. B. Code might be achieved within the cost of \$10,000.00."

Section 4.2 concludes by clarifying just how the Code suggests and permits the preservation of this cultural and historical resource.

Page 2.

Mr. Reid, please now turn your attention to the certified transcript of a Special Meeting of the members of the SOCC on Monday evening, June 30th, 1986.

Photocopies of the pertinent pages, 61 thru 67 and page 70 are attached.

This dialog between Mr. Bill Cory and Mr. Dan Larsen is further irrefutable evidence that "A true historic restoration/rehabilitation alternative was never pursued."

The study of the draft EIR, Section 5, (page 13) addresses the significant effects which cannot be avoided if the (demolition) proposal is implemented.

"The project, if implemented as proposed, will result in the demolition of the San Diego Country Clubhouse.

"The demolition ... will result in a substantial and adverse environmental effect on a structure of historic and cultural significance and irreversible eliminate an example of a prominent local architect's contribution to the region's architectural heritage.

It would appear from the affirmative X's in the checklist entitled Cultural Resources (Item 11) that the Environmental Review Section of the C.V. Planning Department subconsciously leans toward the desirability of a professional feasibility study that just may encourage extensive renovation and also satisfy the requirements of the State Historical Building Code.

Page 3.

1 MR. Reid, it is hoped that these comments will cause
2 the City of C.V. to direct the Board of SDCC to seek "A
3 renovation analysis by architectural and engineering
4 professionals familiar with this Code (that could make) the
5 rehabilitation option compare more favorably with the new
6 construction option."
7

8 it is further hoped that the City of Chula Vista would
9 actually select these professionals, given the experience of the
10 Club members with the present Board's proclivity for the
11 demolition of this resource.

12 The bibliography, as provided by Mrs. Lia, pages 14 and 15
13 could be a starting place, i.e., Mr. Robert Whiteleaw, Structural
14 Engineer; Mr. Wayne Donaldson and/or Mr. John Henderson,
15 Architects, both Historic Preservation Specialists.

16 Mr. Clarence Cullimore, Architect with the State Historic
17 Building Code Board should be approached for his expertise.

18 The Club's membership should have the opportunity to
19 evaluate both options, equally presented.

20 The interests of the residents of Chula Vista in the
21 possible preservation of this unique resource, deserve nothing
22 less.

23 Sincerely, *Frank D. O'Neill*

24 Frank D. O'Neill Membership # 1515. ph. 421-7706

25 Page 4.

MR. HAASE: WE ARE CONSIDERED AN HISTORICAL SITE. THE
IMPACT OF THAT DEFINITION, WE DON'T KNOW. THAT'S WHAT WE ARE
PRESENTLY AWAITING, THE E.I.R., THE ENVIRONMENTAL REPORT THAT
BOB CAMPBELL -- BY THE WAY, BOB CAMPBELL AND DAVE MALCOLM --
IF DAVID CAN POINT OUT WHERE WE STAND WITH THIS, BUT YES, WE
ARE AN HISTORICAL LANDMARK, AND IT WILL HAVE AN IMPACT ON THE
ENVIRONMENTAL IMPACT REPORT. DAVID, IF YOU CARE TO COMMENT,
THAT MAY ANSWER YOUR QUESTION.

BOB CAMPBELL JUST CAME HOME FROM THE HOSPITAL THIS
EVENING AGAIN, AND HE COULD NOT ATTEND THIS EVENING. AND ALSO
HENRY THOMPSON COULD NOT ATTEND BECAUSE HE IS OUT OF TOWN.

MR. MALCOLM: I'M DAVID MALCOLM. I JOINED, I THINK,
ORIGINALLY IN 1977. THE STATE OF CALIFORNIA REQUIRES A
BUILDING OF THIS AGE TO GO THROUGH AN ENVIRONMENTAL REVIEW
RECORDING HISTORICAL SIGNIFICANCE IN THE CITY OF CHULA VISTA.
I'VE BEEN ASSURED--AND SO HAS MR. CAMPBELL--BY OUR STAFF THAT
THIS IS SOMETHING THAT MUST BE DONE ACCORDING TO STATE LAW BUT
WE'LL BE ABLE TO GO AHEAD AND TEAR DOWN THE BUILDING AND BUILD
A NEW BUILDING, IF THAT'S THE MEMBERSHIP'S WISH. BUT THERE IS
A PROCESS THAT STATE LAW MANDATES WE MUST GO THROUGH, SO
THAT'S THE DELAY. IT'S NOT AN HISTORICAL LANDMARK THAT WE
HAVE TO PRESERVE.

MR. HAASE: GO AHEAD, MR. CORY.

MR. CORY: WILLIAM CORY. ONE ITEM THAT HAS BEEN
TROUBLING ME FOR SOMETIME AND I THINK SHOULD BE OF CONCERN TO

1 ALL THE MEMBERS, AND IT GOES BACK TO THE OUTSET WHEN THE BOARD
2 MADE THE MOTION THAT THEY PROVIDE -- THIS MOTION WAS MADE TO
3 PASS THAT THEY PROVIDE \$40,000 OR THE REHABILITATION, THE
4 FEASIBILITY OF REHABILITATION.

5 NOW, AS I SEE IT--AND I'VE MADE MANY INQUIRIES ABOUT WHAT
6 PLANS, WHAT SPECIFICATIONS--NOT ANY OF THE BOARD MEMBERS COULD
7 REENFORCE ANY PLANS OR SPECIFICATIONS FOR REHABILITATION. WE
8 FINALLY ARE GOING THROUGH THE ROUNDS OF -- FINALLY THEY
9 DIRECTED ME TO DAN LARSEN WHO, AT THAT TIME, I THINK, WAS ON
10 THE COMMITTEE. HE SAID, "NO. WE DON'T HAVE PLANS OR
11 SPECIFICATIONS." THE ONLY THING THAT HE SAID I COULD TELL YOU
12 IS: "WE HIRED AN EXPERT." THAT'S A FAR CRY FROM
13 REHABILITATION, THEIR PLANS OR SPECIFICATIONS FOR SUCH. I
14 THINK IT SHOULD BE OF CONCERN TO THE MEMBERSHIP.

15 THERE HASN'T BEEN A PROPER EVALUATION OR APPRAISAL OF OUR
16 BUILDING. WE HEARD A LOT OF RHETORIC TO THE '81 REPORT,
17 THIS -- SCARE TACTICS. THEY MENTIONED THAT WE COULD BE
18 SUBJECT TO DAMAGES THAT, SHOULD WE HAVE AN EARTHQUAKE, IT
19 WOULD DESTROY THE BUILDING, THAT SORT OF THING, MENTIONED THE
20 HOLLOW TILES THAT WERE NOT IN THE CODE, ET CETERA. THESE ARE
21 NOT HOLLOW TILES. AND I WENT FURTHER TO INQUIRE OF ENGINEERS
22 WHO WERE EXPERTS IN TERRA-COTTA TILES. HE SUGGESTED THAT
23 SECTIONS BE TAKEN OUT, IF THERE'S ANY -- IF IT SHOWS ANY
24 EXTERIOR SIGNS OF DETERIORATION TO REMOVE THAT SECTION AND
25 EXAMINE IT AND FIND OUT WHO WAS THE MANUFACTURER, ET CETERA,

ANDERSON & ASSOCIATES

1 AND THEY COULD DETERMINE. WELL, THEY -- THIS ENGINEER WENT
2 FURTHER TO TELL ME THAT THEY DID REHABILITATE AN HISTORICAL
3 SITE IN VENTURA COUNTY WHERE THE TWO-STORY COURT HOUSE,
4 THROUGH SPECIAL TREATMENT, THEY WERE ABLE TO RESTORE IT, AND
5 IT'S VERY SERVICEABLE.

6 NOW, I KNOW THAT YOU'VE GONE THROUGH CONSIDERABLE TIME
7 AND EXPENSE OF TRYING TO SELL THE LAND FOR \$2 MILLION. WHERE
8 CAN YOU TELL -- WHERE CAN YOU SHOW THIS MEMBERSHIP AN EFFORT,
9 A REAL EFFORT, TO SAVE MONEY THROUGH REHABILITATION? I DON'T
10 THINK THERE'S ANYTHING THAT WILL INDICATE THAT YOU HAVE. AND
11 I THINK BEFORE THE MEMBERSHIP SHOULD EVER AUTHORIZE ANY
12 FURTHER WORK ON THIS, I THINK YOU SHOULD BE REQUIRED TO SUBMIT
13 PLANS AND SPECIFICATIONS FROM OTHERS OTHER THAN THE
14 ARCHITECTS.

15 MR. HAASE: DAN, DO YOU WANT TO SPEAK?

16 MR. LARSEN: THANKS, BILL, FOR BRINGING IT UP BECAUSE I
17 THINK THIS IS SOMETHING THAT THE MEMBERSHIP HAS BEEN TALKING
18 ABOUT, AT LEAST I KEEP HEARING IT. THE SUBJECT'S BEEN COMING
19 UP, AND IT'S UNFORTUNATE BECAUSE WE DID MAKE A DECISION --
20 WHAT YEAR WAS IT? WE MADE A DECISION QUITE AWHILE AGO TO GO
21 AHEAD AND BUILD A NEW CLUBHOUSE, AND IT WASN'T A DECISION THAT
22 WAS MADE AT THE DROP OF A HAT. WE DID A LOT OF INVESTIGATION.
23 WE HAD A PLANNING COMMITTEE; BILL YALE SERVED ON IT, HARRY
24 HARDRIGS, BOB CAMPBELL, AND I CAN'T REMEMBER ALL OF THEM, BUT
25 THERE WAS ABOUT SIX OR SEVEN OF US THAT SERVED ON THIS

ANDERSON & ASSOCIATES

1 COMMITTEE LOOKING INTO THE CLUBHOUSE AND WHAT SHOULD BE DONE
 2 ABOUT IT FOR ABOUT A YEAR OR TWO. AND ONE OF THE THINGS THAT
 3 WE DID IS HIRED AN ARCHITECT, HAL SADLER, TUCKER, SADLER AND
 4 ASSOCIATES, TO HELP US, AND WE WENT INTO THE REMODELING
 5 ALTERNATIVE QUITE EXTENSIVELY. HE DID DRAW PLANS. I DON'T
 6 KNOW WHAT HAPPENED TO THOSE PLANS. THEY PROBABLY --

7 MR. CORY: YOU TOLD ME YOU HAD NO PLANS OR
 8 SPECIFICATIONS.

9 MR. LARSEN: NO. THE ARCHITECT CAME UP WITH TWO
 10 DIFFERENT --

11 MR. CORY: WELL, THAT'S AN ARCHITECT. THAT WAS ON A NEW
 12 STRUCTURE. VERY TRUE.

13 MR. LARSEN: IF YOU WILL LET ME FINISH, HE WENT INTO
 14 TWO -- I GOT IT RIGHT IN FRONT OF ME. I KEPT ALL THE FIGURES.
 15 THIS IS DATED MARCH 10TH, 1981. THERE WAS TWO CONCEPTUAL
 16 ESTIMATES MADE; ONE WAS LIMITED REMODEL, WHICH WOULD BE JUST
 17 THE BUILDING THE WAY IT IS, SPRUCE IT UP A LITTLE BIT, MAYBE
 18 KNOCK OUT A WALL HERE AND ADD SOME WINDOWS THERE, THAT TYPE OF
 19 THING, AND THAT FIGURE CAME OUT TO--AND THIS IS IN
 20 1981--\$1 MILLION, \$1,070,000?

21 MR. CORY: MAY I ASK WHO THIS IS?

22 MR. LARSEN: THIS WAS MADE BY TUCKER, SADLER AND
 23 ASSOCIATES.

24 MR. CORY: THEY ARE ARCHITECTS.

25 MR. LARSEN: IT WAS ALSO WORKED ON BY -- THE ESIMATOR

ANDERSON & ASSOCIATES

1 WAS RICHARD VALLIN AND COMPANY WHO IS -- ANYBODY THAT'S BEEN
 2 IN THE CONSTRUCTION BUSINESS KNOWS THAT HE'S BEEN AN ESTIMATOR
 3 FOR AS LONG AS I CAN REMEMBER AND THAT GOES BACK 35 YEARS, SO
 4 HE HAS A LOT OF EXPERIENCE IN THIS TYPE OF WORK.

5 THEY HAD TWO DIFFERENT ALTERNATIVES; ONE, A LIMITED
 6 REMODEL AND ONE, A FULL REMODEL, WHICH WOULD BE REALLY TEARING
 7 DOWN SOME OF THE THINGS THAT COULDN'T BE RETAINED LIKE THE OLD
 8 TOILETS AND SO FORTH AND KITCHEN AND DOING A COMPLETE NEW ROOF
 9 AND SO FORTH. AND THE PRICE ON THAT FULL REMODEL CAME UP TO
 10 \$2.5 MILLION AND THAT'S IN 1981. THIS IS WHY WE RECOMMENDED
 11 TO THE BOARD OF DIRECTORS AT THAT TIME THAT WE JUST DIDN'T
 12 THINK IT WAS COST EFFECTIVE TO SPEND THAT KIND OF MONEY FOR A
 13 REMODEL WHICH -- IF YOU'VE DONE ANY REMODELING IN YOUR HOME,
 14 IT'S NOT LIKE A NEW BUILDING. IT NEVER DOES THE JOB AS WELL
 15 AS A NEW DESIGN WOULD. BUT IT HAS BEEN LOOKED INTO
 16 THOROUGHLY.

17 I CAN TELL YOU FROM EXPERIENCE IN THE CONSTRUCTION
 18 BUSINESS THAT ANY TIME YOU GO INTO REMODEL WORK--AND I THINK
 19 ANYBODY THAT'S REMODELED THEIR KITCHEN OR WHATEVER--YOU END UP
 20 SPENDING TWICE AS MUCH MONEY AS YOU THOUGHT YOU WERE GOING TO,
 21 AND YOU'RE NEVER COMPLETELY SATISFIED WHEN IT'S COMPLETED,
 22 PLUS THE FACT THAT WE HAD THE EARTHQUAKE CODES AND FIRE CODES
 23 THAT WE HAVE TO LIVE UP TO, AND PUBLIC BUILDINGS IN CALIFORNIA
 24 ARE VERY STRINGENT. YOU JUST CANNOT REMODEL A BUILDING AND
 25 COME OUT WITH A COST EFFECTIVE BUILDING WHEN YOU'RE FINISH.

ANDERSON & ASSOCIATES

1 MR. CORY: IN YOUR REPORT IN OCTOBER OF 1981, THEY
2 MENTION ONE OF THE ITEMS--YOU WERE BRINGING THESE SCARE
3 TACTICS--THAT ONE OF OUR MOST URGENT NEEDS IS THAT OF A NEW
4 ROOF. THE AUTHOR OF THE THING COULDN'T EVEN TELL ME WHAT THEY
5 HAD IN MIND. I ASKED WHAT WERE THEY TRYING TO DO HERE, THAT
6 ONE OF OUR MOST URGENT NEEDS IS THAT OF A NEW ROOF, BUT OUR
7 SIDEWALLS WILL NOT STAND THE WEIGHT. GO BACK IN '81, YOU'LL
8 SEE THIS IS IN THERE. OUR SIDEWALLS WILL NOT WITHSTAND THE
9 WEIGHT OF A NEW ROOF. SO I ASKED THIS MAN, "WHAT ARE THEY
10 TRYING TO DO, PUT A NEW GABLE ROOF ON THERE?" WELL, HIS FACE
11 TURNED RED. HE SAID, "I DON'T KNOW." I SAID, "YOU WROTE THE
12 ARTICLE." THIS IS THE KIND OF EXPERT YOU HAVE.

13 MR. LARSEN: THEY WEREN'T GOING TO THE USE THE WALLS FOR
14 SUPPORT AT ALL. YOU HAVE TO BUILD A COMPLETE NEW BUILDING
15 INSIDE THIS BUILDING. YOU WOULD HAVE TO PUT COLUMNS IN THE
16 CORNERS AND BEAMS STANDING ACROSS, TEAR THIS ROOF OFF, DO IT
17 ALL OVER. THIS IS WHAT YOU HAVE TO DO TO MAKE A BUILDING --
18 TO GET OCCUPANCY.

19 MR. CORY: YOU'VE MADE A STATEMENT YOURSELF WHEN A MAN
20 FROM THE CITY COUNSEL WHO HAD EXPERIENCE CORRECTED YOU ON THIS
21 VERY THING THAT YOU'RE STATING NOW, AND HE FOUND YOU WRONG.
22 MR. LARSEN: WELL, I'M NOT GOING TO STAND HERE AND ARGUE
23 WITH YOU ALL NIGHT. ALL I'M SAYING IS IT CAN BE DONE AND IT
24 WOULD COST A LOT OF MONEY AND FOR AN EXTRA MILLION DOLLARS,
25 YOU GET A BRAND NEW CLUBHOUSE.

ANDERSON & ASSOCIATES

1 MR. CORY: UNLESS YOU BRING IN CONTRACTORS WHO ARE
2 CONTRACTED IN REHABILITATION, YOU'RE NOT GOING TO KNOW.

3 MR. LARSEN: WELL, MR. CORY, IF YOU'RE WILLING TO
4 GUARANTEE YOU COULD DO THAT JOB FOR \$2.5 MILLION, I'D GIVE IT
5 TO YOU TOMORROW. I DON'T THINK YOU COULD DO IT AND SATISFY
6 THIS MEMBERSHIP?

7 MR. CORY: WE DON'T KNOW WHAT YOU HAVE IN MIND. BUT I
8 SAY IF YOU TURN IT IN FOR COMPETITIVE BIDS, YOU'D BE
9 SURPRISED.

10 MR. LARSEN: ALL I'M SAYING IS WE INVESTIGATED THIS THING
11 THOROUGHLY. THIS IS A DOCUMENT THAT I'M SURE THAT THE CLUB
12 HAS ON RECORD. ANYBODY CAN LOOK AT IT AND CALL MR. VALLIN AND
13 ASK HIM HOW HE CAME UP WITH THESE FIGURES. IT'S A VERY
14 DETAILED REPORT. IT'S NOT JUST SOMETHING WE DREAMED UP.

15 MR. CORY: I WOULD LIKE TO REMIND YOU ALSO THAT THERE ARE
16 OTHERS BESIDES MR. VALLIN OR WHOEVER, AND IF YOU WERE TO GET
17 TWO LEGITIMATE BIDS -- I DON'T THINK ONE DIME WAS SPENT IN
18 THAT \$40,000 THAT WAS ALLOTTED FOR ESTIMATING THE
19 REHABILITATION.

20 MR. LARSEN: THAT'S WHAT THIS IS. THIS IS AN ESTIMATE,
21 AND IT'S A PROFESSIONAL WHO DID THE JOB.

22 UNIDENTIFIED SPEAKER: IS THIS ON THE AGENDA?

23 MR. HAASE: GO AHEAD, MR. ARLISS.

24 MR. ARLISS: GOOD EVENING. MY NAME IS CLYDE ARLISS, AND
25 I'M A RELATIVELY NEW MEMBER. I HAVE A FEW PERSONAL

ANDERSON & ASSOCIATES

RECEIVED

BY *DL*

AUG 12 1986

Page 1

PLANNING DEPARTMENT
CHULA VISTA, CALIFORNIA

August 13, 1986

Mr. Douglas Reid
Environmental Planning Coordinator
City of Chula Vista, Ca.

From: Irene Bushong
856 Country Club Drive
Chula Vista, Ca. 92011

Re: Case # EIR-86-2 (San Diego Country Club)

I recommend the decision-making body disapprove the demolition of the Club House of San Diego Country Club.

A. Adverse impacts on the environment.

1. The club house is an historic site. The character of Richard Requa's architecture is particularly suited to Southern California's style of living. His buildings seem to " reach old age with the glow of mature beauty". [Phyllis Van Doren, San Diego Home and Garden, July 1986].

Requa worked and studied with Irving Gill. Gill, along with Bertram Goodhue, were the dominant Architects for Balboa Park's 1915 Exposition. Kay Kaiser The San Diego Union Aug. 10, 1986. Richard Requa was commissioned as principal architect of the 1935-36 California Pacifica International Exposition. San Diego Home and Garden, July 1986. Those buildings have been renovated by an experienced preservation architect and not only "glow with mature beauty", but are very useful and servicable to a great, great number of people. Requa designed a fountain in the 1935-36 Exposition's Alcazar Garden which we still enjoy today.

To raze the Club House for a new structure would forever deny this heritage to the people of Chula Vista as well as the club members who come from all over the county.

2. There are hard feelings among many of the members because there has been no true rehabilitation analyses pursued for the existing Clubhouse. (Reference; Special Meeting called by members, June 30, 1986.)

5

With the exception of paragraph A.3. of this letter, it is in support of the Draft EIR or it is relevant to the project itself and no response is necessary. See the following page for clarification of paragraph A.3.

5

6

3. The undated report of Tucker, Sadler and Associates was used to point out to the members that the only recourse was to build a new club house. Your staff has underlined many things which are available for renovation. On the last page of the Tucker, Sadler Report, they state that the building is not large enough to function satisfactorily in large full membership events such as Christmas. The Club is closed on Christmas Day. "As the membership grows!" The membership is held to 400 members according to club by-laws.

B. Ways in which adverse impacts might effectively be minimized.

1. Deny demolition of the Club House until a true historic/rehabilitation analysis by an experienced preservation architect be pursued by the club.

2. A full report of this renovation be provided to each member.

3. An accurate foot-print where the proposed new building meets the ground could be outlined for all members to view and live with while the renovation analysis is being accomplished.

C. Feasible alternatives to the proposed project.

1. Renovate and remodel the existing structure in accordance with the State Historical Codes.

2. Maintain the existing Club House. Because of anticipation of a new building, maintenance has been held to a minimum to save money.

Thank You

Irene M. Bushong
Irene M. Bushong

6

Club membership is limited to 400 members - larger facility for social functions not needed.

The Uniform and Historical Building Codes both require certain structural and fire safety features for all public assembly uses of over 300 persons. These are valid issues for consideration in evaluating the existing facility.

*Revised, and P.C.
Date 8/2/86*

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August 13, 1986

BY HAND

Mr. Douglas Reid
Environmental Review Coordinator
City of Chula Vista
P.O. Box 1087
Chula Vista, CA 92012

Re: Case No. EIR-86-2
(San Diego Country Club)

Dear Mr. Reid:

This brief letter is written in response to a letter dated August 5, 1986 written to you by Frank O'Neill. In that letter, Mr. O'Neill makes three points which are inaccurate and deserve correction.

First, on page one of his letter, Mr. O'Neill asserts that many members of San Diego Country Club oppose the demolition of the current clubhouse and construction of a new clubhouse. In fact, the majority of the membership has voted to demolish the existing inadequate building and construct a new clubhouse on several occasions over the last five years. Although there are certainly those who oppose this project, including Mr. O'Neill, it is deceptive to indicate that the opposition is anywhere near a majority.

Second, the basic consideration of an EIR is one of land use. Mr. O'Neill's letter seems addressed to the historical quality of the old clubhouse, which is a different issue. That consideration has already been addressed by the Resource Conservation Commission last week.

Finally, Mr. O'Neill intimates that renovation of the present clubhouse has been inadequately considered by the Board of Directors of San Diego Country Club. In fact, that possibility has been considered in depth and is given separate treatment in the Final Planning Committee Report of April, 1982. That Report, a copy of which was supplied for purposes of preparation of the draft Environmental Impact Report now under consideration, concludes that renovation would be too costly and the result too uncertain to warrant renovation.

Oggel letter of 8/13/86:

7 This letter responds to the O'Neill letter rather than the EIR but it does contain a misconception about the issue before the decision making body - i.e. the EIR concerns does concern the historical clubhouse, not land use as Mr. Oggel suggests.

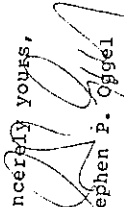
7

Mr. Douglas Reid
August 13, 1986
Page 2

A new clubhouse at San Diego Country Club would be a tremendous asset to Chula Vista as well as to the members of the Club. All alternatives to a new clubhouse have been carefully studied by the membership, and rejected. Mr. O'Neill's resurjection of those alternatives should not pose another delay at this late stage of the proceedings.

Thank you for your attention to these matters. Officers of San Diego Country Club and I will be available at the 7 p.m. meeting this evening to respond to any questions that might arise.

Sincerely yours,



Stephen P. Oggei

SPO/gak

cc: Dr. Walter E. Haase, President
San Diego Country Club
Tony Ambrose
HCH and Associates
Charles R. Talbott, Manager
San Diego Country Club

EXTRACT FROM PUBLIC HEARING TESTIMONY GIVEN AT THE PLANNING COMMISSION MEETING
OF AUGUST 13, 1986

Anthony Ambrose, Planner with HCH, 4877 Viewridge Ave., San Diego, 92123, representing the applicant.

8 Basically, we disagree with the staff report and the EIR's conclusion that demolition of the existing clubhouse will result in a substantial environmental effect. It is obvious from reading the EIR that there is not a consensus among the three experts quoted that the existing clubhouse be preserved. Also, personally I was not convinced from reading the EIR that the building has true historical significance. I agree that the site has historical significance in terms of being the San Diego Country Club and I think that is significant in and of itself. The clubhouse building has been added onto and altered in some form or another some six times since it was built. Exterior additions have long since eliminated the original architectural character of the structure. Only the north, or front elevation, is similar to the original appearance but it is not the same as Requa designed it. The staff report and the EIR agree that the building is not the same.

As you know, the Club conducted its own evaluation on needs via an Ad Hoc Committee whose report in 1982 indicated that the existing facility was functionally inadequate to meet the current or future needs of the Club or the community. Renovation or restoration has been considered and rejected because it was considered too expensive and ultimately inadequate. The membership has approved construction of a new clubhouse. The new building will be an attractive and valuable replacement to the Club and the community. The new building will over 12,000 square feet larger than the existing facility - which I would like to correct in the Environmental Impact Report - it makes reference to replacement of a 26,140 square foot

8 Uniformity of opinion among experts is uncommon. In this instance, the opinion of the three architectural experts, noted in the EIR, were considered along with; the inclusion of this site in the State Historical Site Inventory, its discussion and inclusion in the "Chula Vista Heritage" publication (pages 38 through 39 and 61 to 62) and the recent recommended designation as a historical site by the Resource Conservation Commission. The 1921 establishment of the Country Club at this location, the retention of a most prominent architect, the establishment of a pure example of his mission revival work and the fact that this original structure remains in the core of the County Club, all contribute to the conclusion that the demolition of the clubhouse will result in significant environmental impact and the elimination of an example of a prominent architect's contribution to the regional architectural heritage.

9 Exterior additions have long since eliminated the original architectural character of the structure.

The primary facade of the structure, facing L Street remains substantially as Requa designed it. Many of the original, graceful design features of the main lounge are still visible in the dining room. The large, arched windows leading to the patio are still present as are the tile roofed patio doorways and fireplaces.

As indicated in the EIR on page 4 and in Appendix A, the original 1921 structure appears to be intact within the current enlarged structure. Thus, the architectural character of the original building may well be returnable.

10 new clubhouse - that should have been 36,140 square foot clubhouse. So, it is significantly larger in size.

In conclusion, I would like to say that we agree with the Resource Conservation Committee that the Country Club site be designated as a historical site without any permit control regulations.

I have a letter that I would like to give to the Committee in response to Mr. O'Neill's letter included in your packet of material. This is from Mr. Steve Oggei who was the Counsel for the San Diego Country Club.

Also, in the audience tonight, we have Mr. Chuck Talbott, who is the Manager of the Club; Mr. Walter Haase, who is the President of the San Diego Country Club; and we also have Mr. Steve Oggei who was the Club Counsel and they, or myself, would be available to answer any questions that you might have. Thank you.

10 This change has been made in the text of the final EIR.

Chairman: Do you have any questions of Mr. Ambrose?

It is my understanding then that the slip for Mr.

Oggle is not necessary? Thank you. Ms. Irene Bushong.

11 I'm Irene Bushong, I live at 856 Country Club Drive. I'm just an interested citizen, I'm not here for any other reason. I'm against demolition of the clubhouse. It has functioned very well for all its social functions that ever have existed in the past 10 years of the golf and the social activities. Anything that we can't handle they usually go to a large hotel for their social functions. We do not need a larger clubhouse for social functions and our club membership is limited to 400 members -- it does not grow as this report from Sadler Associates said. Also, the clubhouse is in a pretty bad state of affairs now because of lack of maintenance due to the --- we were expecting a new clubhouse so maintenance has not been kept up on it to save money. So, any of you that have seen the clubhouse in the past 6 years, they have let a lot of things go to save money.

My next recommendation is that I think this whole power (?) bit -- the demolition of the clubhouse and a new club house should be delayed until Montgomery has some kind of guidelines for their planning and building. Thank you.

Chairman: Thank you, mam. Excuse me, mam, Mr. Tugenberg has a question.

Tugenberg: Are you a member of the Country Club or is your husband a member of the Country Club, or your family?

Bushong: I am 1/2 membership as my husband is a member and its 1/2 mine because we have lived together so long.

11 See the response to written comments from Ms. Bushong, Comment/Response #5 and 6.

Chairman: Mr. Frank O'Neill.

12 I'm Frank O'Neill. I live at 836 Turbot Court, Chula Vista. I've been a member of the San Diego Country Club for quite some time. I would like to see a copy of the letter that Mr. Oggie has responded to...my comments to Mr. Reid and his environmental review coordinator if that is possible. The thing that Ms. Lia brought out, I thought, very strongly was the fact that years ago when the review by Sadler and Associates was made, they either didn't know about the new lesser strict Code from Sacramento or they didn't care to use them. I don't know what the answer is. They are professionals and I think they should have been aware of what was going on. All we are asking at this time - and I can go on record now in saying I have an open mind - I may even vote myself to get a new clubhouse - but, I think, the membership and myself need to have both options presented fairly. Because, as Ms. Lia pointed out in her draft, it is possible that we can keep that clubhouse and restore it properly and make it safe and adequate at a cost that would be very attractive to the present membership - and we won't need to go to the expense of a \$4 million, 36,000 square foot building. Yes, Mr. Cannon, did you have a question?

Cannon: Yes, I have a question, you can tell by my face. Was there a vote among the members as to whether or not they wanted to have a demolition and rebuild the clubhouse.

O'Neill: Yes, Mr. Cannon. I presume it's pretty obvious from Ms. Lia's report that the option given them was so close to new construction - and this may not be the case ---

12 There are no new environmental issues raised in these comments and therefore no response is necessary. See written comments and response beginning of page 19 of this final EIR.

Cannon: My question was going to be tho -- -- was what was that vote?
Do you know? --In percentages, or--

O'Neill: No, I really don't know. Sorry. I couldn't tell you that.
I know that there are a lot of people now who have changed their minds about building a new clubhouse -- they've gotten a little frustrated and, I think, as Ms. Bushong says, we've let this building go and it's a shame in a way. But, the thing is that really what I am asking you to do -- is go to the City Council and tell them that for, again, I think Ms. Lia pointed out, for about \$10,000, Mr. Whitelaw said he can go through the building and give us a good structural opinion. And, that's all we are asking for. Nothing more than that. Give us both options -- fairly presented -- so we can make an intelligent decision and I think the membership will do that. Thank you very much.

Chairman: Thank you, sir. Anyone else wish to --

Ms. Lia: Mr. Chairman, I would like to correct one point. Mr. Whitelaw is a structural engineer and he indicated he could do a structural engineering of the analysis only of the building. That \$10,000 figure did not include an architectural analysis as well.

Chairman: Thank you for the clarification. Is there anyone else wishing to address this issue who has not turned in a slip? Seeing no one approach the lectern, I'll close the public hearing at this time.

Cannon: Remembering, fellow Commissioners, that we are only looking at this particular point at moving apparently this meeting over to September 10th to review the final Environmental Impact Report, do I have a motion?

Shipe: Mr. Chairman, I'll make a motion that we schedule consideration of the final EIR for September 10, 1986.

Carson: I second it.

Chairman: Cast your votes, please. (PASSED UNANIMOUSLY with Green and Guiles absent.)